

7 Insignia Boulevard, Alfredton, Vic 3350



Sold House

Saturday, 21 October 2023

7 Insignia Boulevard, Alfredton, Vic 3350

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Area: 561 m2

Type: House



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\$690,000

Nestled within the highly sought-after Insignia estate, this modern family abode occupies a generous 561m² (approx) parcel of land. Ideally positioned within walking distance of the Ballarat Golf Course and Ballarat High School and in close proximity to the wealth of amenities at the Lucas Town Centre, The YMCA, Lake Wendouree and Victoria Park, this residence is a dream for a growing family. Upon first glance, the home presents an elegant modern brick veneer façade adorned with pillars, set amidst a low-maintenance front yard, offering convenient side access to the rear 6x8 shed providing ample off-street parking. The interior of the home encompasses three generously sized bedrooms, with the master suite featuring split system, a walk-in robe and an ensuite complete with a shower, single vanity and wall heater. The remaining two bedrooms come equipped with built-in robes, with one boasting split system and the other equipped with Rinnai gas heating. At the heart of the home lies the open-plan kitchen, dining and living area, bathed in natural light and enhanced by an air conditioner and ceiling fan, creating an inviting and comfortable atmosphere. The kitchen itself boasts an expansive island breakfast bench, a gas stove and oven, a dual stainless steel sink, dishwasher, pantry, and dedicated spaces for a microwave and fridge. The adjacent bathroom, conveniently situated next to the WC, features a shower, a spa bath, a single vanity and a wall heater. The laundry is well-appointed with a single trough, space for a washer and dryer, a broom cupboard, backyard access and an additional linen cupboard in the hallway for added convenience. Stepping outside into the secure backyard, you'll discover an inviting alfresco area, a concreted driveway with room for extra vehicles, caravan or boat with secure parking behind a locked gate, a rainwater tank and space for you to cultivate your own garden oasis. Additional features of this property include beautiful vinyl timber flooring, down lights throughout, a double lock-up garage (DLUG) with extra space for a workshop and internal access, NBN connectivity and a central vacuum system. In summary, this immaculate family home, nestled within the prestigious Insignia estate, offers contemporary living in a highly sought-after locale, with an abundance of amenities and modern conveniences at your doorstep. Don't miss the opportunity to make this house your forever home. TH2301